005.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	786,800 /	786,800
USE VALUE:	786,800 /	786,800
ASSESSED:	786,800 /	786,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACNEILL WARREN H JR
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	70 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Vinyl Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6599.000	317,100		469,700	786,800
Total Card	0.151	317,100		469,700	786,800
Total Parcel	0.151	317,100		469,700	786,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.69 | /Parcel: 349.69

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	4701
GIS Ref	
GIS Ref	
Insp Date	11/04/17

!501!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	317,100	0	6,599.	469,700	786,800		Year end	12/23/2021
2021	104	FV	300,700	0	6,599.	469,700	770,400		Year End Roll	12/10/2020
2020	104	FV	301,500	0	6,599.	469,700	771,200	771,200	Year End Roll	12/18/2019
2019	104	FV	324,200	0	6,599.	525,300	849,500	849,500	Year End Roll	1/3/2019
2018	104	FV	323,200	0	6,599.	383,100	706,300	706,300	Year End Roll	12/20/2017
2017	104	FV	302,800	0	6,599.	333,700	636,500	636,500	Year End Roll	1/3/2017
2016	104	FV	302,800	0	6,599.	284,300	587,100	587,100	Year End	1/4/2016
2015	104	FV	251,900	0	6,599.	278,100	530,000	530,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:36:20

LAST REV

Date	Time
02/16/21	14:34:58

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 501

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESMOND MARY R	75618-508	1	9/15/2020	Convenience	1	No	No		Mary R Desmond transferred her 1/3 remainder
MAC NEILL WARRE	55532-411		10/5/2010	Family	1	No	No		
	7748-202		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	4701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	345	PATRIOT
10/27/2000	Hearing N/C	163	PATRIOT
9/20/1999	Meas/Inspect	197	PATRIOT
8/26/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6599		Sq. Ft.	Site		0	80.	0.89	1			Other	-5					469,657						469,700	

Total AC/HA:	0.15149	Total SF/SM:	6599	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	469,657	Spl Credit		Total:	469,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	N - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	2 - Softwood	25 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.6 %

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.16169596
Const Adj.:	0.87326908
Adj $ / SQ:	152.171
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492468
Depreciation:	175319
Depreciated Total:	317149

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 12	BRs: 6	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

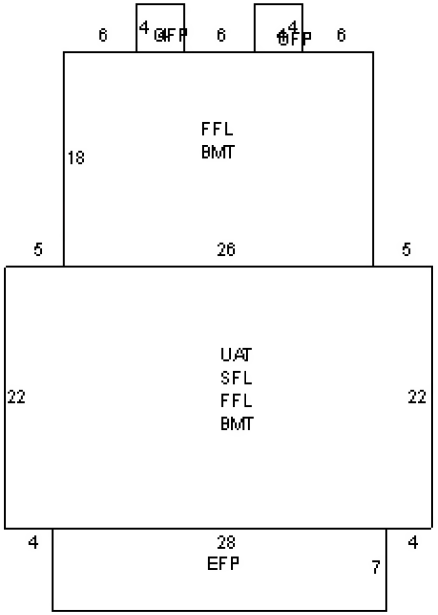
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.17
Special Features:	0	Val/Su Net:	84.83
Final Total:	317100	Val/Su SzAd	154.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	45.650	57,521
FFL	First Floor	1,260	152.170	191,735
SFL	Second Floor	792	152.170	120,519
UAT	Upper Attic	198	65.280	12,926
EFP	Enclos Porch	196	35.900	7,037
OFP	Open Porch	32	38.420	1,230

Net Sketched Area:	3,738			Total:	390,968
Size Ad	2052	Gross Area	4332	FinArea	2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: